023.0	0005	0017.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	921,100 / 921,100
					USE VALUE:	921,100 / 921,100
					ASSESSED:	921,100 / 921,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
43		HENDERSON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	AIMO ROBERT G--ETAL
Owner 2:	RICKER CAROLYN J
Owner 3:	
Street 1:	43 HENDERSON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,845 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1910, having primarily Aluminum Exterior and 2243 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 1 HalfBath, 11 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	6845.000	420,800		500,300	921,100
Total Card	0.157	420,800		500,300	921,100
Total Parcel	0.157	420,800		500,300	921,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 410.75 | /Parcel: 410.7

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 15511

GIS Ref

GIS Ref

Insp Date 07/21/17

!1935!

PREVIOUS ASSESSMENT

Parcel ID 023.0-0005-0017.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	420,800	0	6,845.	500,300	921,100	921,100	Year End Roll	12/18/2019
2019	104	FV	325,300	0	6,845.	531,500	856,800	856,800	Year End Roll	1/3/2019
2018	104	FV	325,300	0	6,845.	387,700	713,000	713,000	Year End Roll	12/20/2017
2017	104	FV	304,900	0	6,845.	337,700	642,600	642,600	Year End Roll	1/3/2017
2016	104	FV	304,900	0	6,845.	287,700	592,600	592,600	Year End	1/4/2016
2015	104	FV	271,500	0	6,845.	281,400	552,900	552,900	Year End Roll	12/11/2014
2014	104	FV	271,500	0	6,845.	231,400	502,900	502,900	Year End Roll	12/16/2013
2013	104	FV	282,600	0	6,845.	220,100	502,700	502,700		12/13/2012

PRINT

Date	Time
12/10/20	17:28:26

LAST REV

Date	Time
08/22/17	08:37:51

ekelly

1935

USER DEFINED

Prior Id # 1:	15511
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	14099-361		10/1/1980		73,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/22/1993	66		10,000					REMODEL KIT & BATH

ACTIVITY INFORMATION

Date	Result	By	Name
7/21/2017	MEAS&NOTICE	HS	Hanne S
9/29/1999	Mailer Sent		
9/29/1999	Measured	264	PATRIOT
11/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6845		Sq. Ft.	Site		0	80.	0.91	1									500,282						500,300	

Total AC/HA: 0.15714 | Total SF/SM: 6845 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 500,282 | Spl Credit | Total: 500,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1910	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.15724635
Const Adj.:	0.99989998
Adj $ / SQ:	196.712
Other Features:	114000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	609909
Depreciation:	189072
Depreciated Total:	420837

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	6	Baths:	2	HB	1

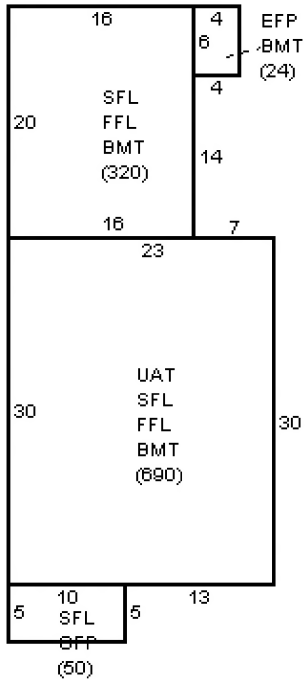
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
1	5	3	
Totals			
2	11	6	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,060	196.710	208,515
BMT	Basement	1,034	59.010	61,020
FFL	First Floor	1,010	196.710	198,679
UAT	Upper Attic	173	137.700	23,753
OFP	Open Porch	50	44.000	2,200
EFP	Enclos Porch	24	72.590	1,742

Net Sketched Area:	3,351	Total:	495,909
Size Ad	2070	Gross Are	3868	FinArea	2243
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100		

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	196.71
Special Features:	0	Val/Su Net:	125.57
Final Total:	420800	Val/Su SzAd	203.29

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 023.0-0005-0017.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	